



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-0-00302  
Date Received: 5/12/14  
Commission/Civic: German Village  
Existing Zoning: R-2F Application Accepted by: D. Reiss Fee: \$320.00  
Comments: 7/22/14

## TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

A 2 car detached carriage house with a second floor dwelling unit without a kitchen. We do not abide by 3332.28; AC condensing unit causes a side yard obstruction, 3332.38 (G); the carriage house is 25'-4" tall and 3332.38 (H); Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

3332.35 Accessory Building. Habitable space above garage.  
**LOCATION**

1. Certified Address Number and Street Name 172-174 Thurman Ave

City Columbus State Ohio Zip 43206

Parcel Number (only one required) 010-025952-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name mode architects - Mark Ours

Address 174 Thurman Ave. City/State Columbus, Ohio Zip 43206

Phone # 614-835-5124 Fax #  Email mark@modearc.com

## PROPERTY OWNER(S):

Name Mark and Keriann Ours

Address 172 Thurman Ave. City/State Columbus, Ohio Zip 43206

Phone # 614-571-5817 Fax #  Email mark@modearc.com

☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name mode architects - Mark Ours

Address 174 Thurman Ave. City/State Columbus, Ohio Zip 43206

Phone # 614-835-5124 Fax #  Email: mark@modearc.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE N/A

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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Please make all checks payable to the Columbus City Treasurer



Mayor Michael B. Coleman

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### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

A 2 car detached carriage house with a second floor home gym with a full bath. We do not abide by 3332.28 AC condensing unit causes a side yard obstruction; 3332.35 the principle use of the accessory structure is not appurtenant; 3332.38 (G) the carriage house is 25'-4" tall; 3332.38 (H) Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

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## AFFIDAVIT

**14310-00302**  
**172-174 Thurman Ave.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark Ours of mode architects  
of (1) MAILING ADDRESS 174 Thurman Ave. Columbus, Ohio 43206  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Mark and Keriann Ours

172 Thurman Ave.

Columbus, Ohio 43206

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Mark Ours

614-835-5124

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) German Village Area Commission

Attn. Cristin Moody - Office of Historic Preservation

50 West Gay Street, Fourth Floor Cols. OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12<sup>th</sup> day of may, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

Stacey A Greff  
1/9/19



**STACEY A. GREFF**  
Notary Public, State of Ohio  
My Commission Expires  
January 9, 2019

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modearchitects  
Attn: Mark Ours  
174 Thurman Ave.  
Columbus OH 43206

Joshua Zimmerman  
160 Thurman Ave.  
Columbus OH 43206

Office of Historic Preservation  
Attn: Ms. Cristin Moody  
50 W. Gay St. 4th Flr  
Columbus OH 43215

Ms. Melinda Michael  
189 E. Deshler Ave.  
Columbus OH 43206

Mr. Sandford B. Schirmer  
148 Thurman Ave.  
Columbus OH 43206

Mr. Thomas Levy  
199 E. Deshler Ave.  
Columbus OH 43206

Mr. Ted Tobler  
181 E. Deshler Ave.  
Columbus OH 43206

Mr. Brian House  
157 E. Deshler Ave.  
Columbus OH 43206

Mr. Adam Fazio  
180 E. Thurman Ave.  
Columbus OH 43206

Mr. Zebulon Beddes  
192 Thurman Ave.  
Columbus OH 43206

Mr. James Turner  
164 E. Thurman Ave.  
Columbus OH 43206

Mr. John Corbitt  
173 Thurman Ave.  
Columbus OH 43206

Mr. Mark Ours  
172 Thurman Ave.  
Columbus OH 43206

Ms. Maryellen Kahn  
165 E. Deshler Ave.  
Columbus OH 43206

Connor XI Limited LLC  
626 Lummiford Ln. N.  
Columbus OH 43214

Ms. Debra Feil  
176 E. Thurman Ave.  
Columbus OH 43206

Andie Little  
175 E. Deshler Ave.  
Columbus OH 43206

Mr. William Mains  
179 E. Deshler Ave.  
Columbus OH 43206

Mr. Kenneth G. Haas  
157-59 Thurman Ave.  
Columbus OH 43206

Ms. Anita Suclescy  
188 Thurman Ave.  
Columbus OH 43206

Mr. Michael Suclescy  
183-85 Thurman Ave.  
Columbus OH 43206

Mr. Joseph Turbett  
156 E. Thurman Ave.  
Columbus OH 43206

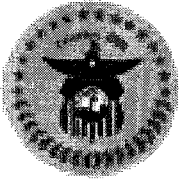
Ms. Janelle Dolrayne  
169 Thurman Ave.  
Columbus OH 43206

Mr. Joshua Secrest  
161 Thurman Ave.  
Columbus OH 43206

Mr. Christopher Kudron  
167 Thurman Ave.  
Columbus OH 43206

HV Rentals LLC  
215 Grand Ave.  
Park Ridge IL 60068

**14310-00302**  
**172-174 Thurman Ave.**



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00302  
172-174 Thurman Ave.

## One Stop Shop Zoning Report Date: Tue May 13 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 170 THURMAN AVE COLUMBUS, OH

**Mailing Address:** 150 W WILSON BRIDGE RD  
WORTHINGTON OH 43085

**Owner:** OURS MARK E OURS KERIANN

**Parcel Number:** 010025952

### ZONING INFORMATION

**Zoning:** Z72-055, Residential, R2F  
effective 6/21/1972, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** German Village Area Commission

**Planning Overlay:** N/A

**Historic District:** German Village

**Historic Site:** No

**Council Variance:** CV12-054

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

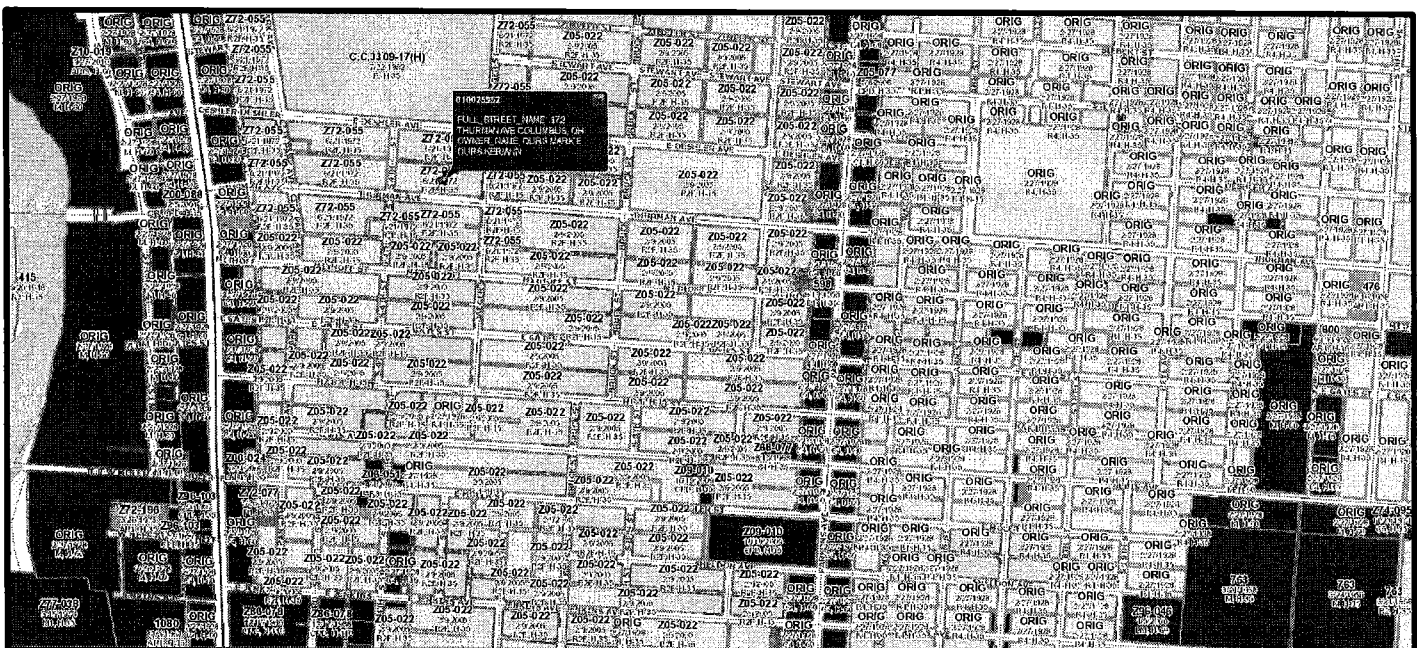
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

This application is requesting Variances to construct a freestanding normal sized 2 car garage with sleeping quarters and bathroom above with no kitchen as many other properties already have done in the District. Since 2007, the German Village Commission discourages connecting a garage structure to a house which creates a hardship for this property. This condition is not a result of actions by this homeowner and will not be injurious to adjacent properties.

Signature of Applicant

Date

5/12/14

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May 12, 2014

Mr. David Reiss  
City of Columbus  
757 Carolyn Ave.  
Columbus OH 43224  
614-645-7973

**14310-00302**  
**172-174 Thurman Ave.**

**RE: Variance Request Summary for 172-174 Thurman Ave.**

Dear Mr. Reiss

Please accept this letter and the attached drawing as a response to your request for a summary of requested variances for 172-174 Thurman Ave.

**3332.28 Side or Rear Yard Obstruction**

The area required in a side or rear yard shall be open from the established grade or from the finished grade if higher than the established grade, to the sky unobstructed except for:

**Variance Requested**

An AC condensing unit attached to the west wall of the carriage house will be placed within the 3'-0" minimum required side yard setback. The unit will be 1'-0" from the west property line. See site plan for location and dimensions.

**3332.35 Accessory Building**

A specifically permitted principal use may include such accessory buildings as are ordinarily appurtenant thereto.

**Variance Requested**

The proposed principal use of the second level of the carriage house is not appurtenant.

**3332.38 A Private Garage**

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following as the case may require:

- (G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except that in the university impact district, as defined in C.C. 3372.504, in those areas having an architectural review commission as set out in Chapters 3319 through 3331, C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the 15 foot height limit may be exceeded in order to achieve a compatible roof pitch provided the University Area review board, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district and further provided the increased roof pitch does not result in habitable space

**Variance Requested**

The property is within the jurisdiction of the German Village Planning Commission and will be presented to the commission on June 3, 2014 for their approval. The proposed height of the carriage house is 25'-4", 10'-4" taller than the allowance provided by the zoning code.

**3332.38 A Private Garage**

- (H) A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

**Variance Requested**

The habitable space above the detached garage does not directly connect to habitable space in the primary dwelling.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mark Ours', with a stylized, flowing script.

Mark Ours  
Principal | Registered Architect





PROPOSED AREA OF CARRIAGE HOUSE = 624 SF

**A1**

**14310-00302**  
**172-174 Thurman Ave.**



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010025952

Zoning Number: 172

Street Name: THURMAN AVE

Lot Number: 19

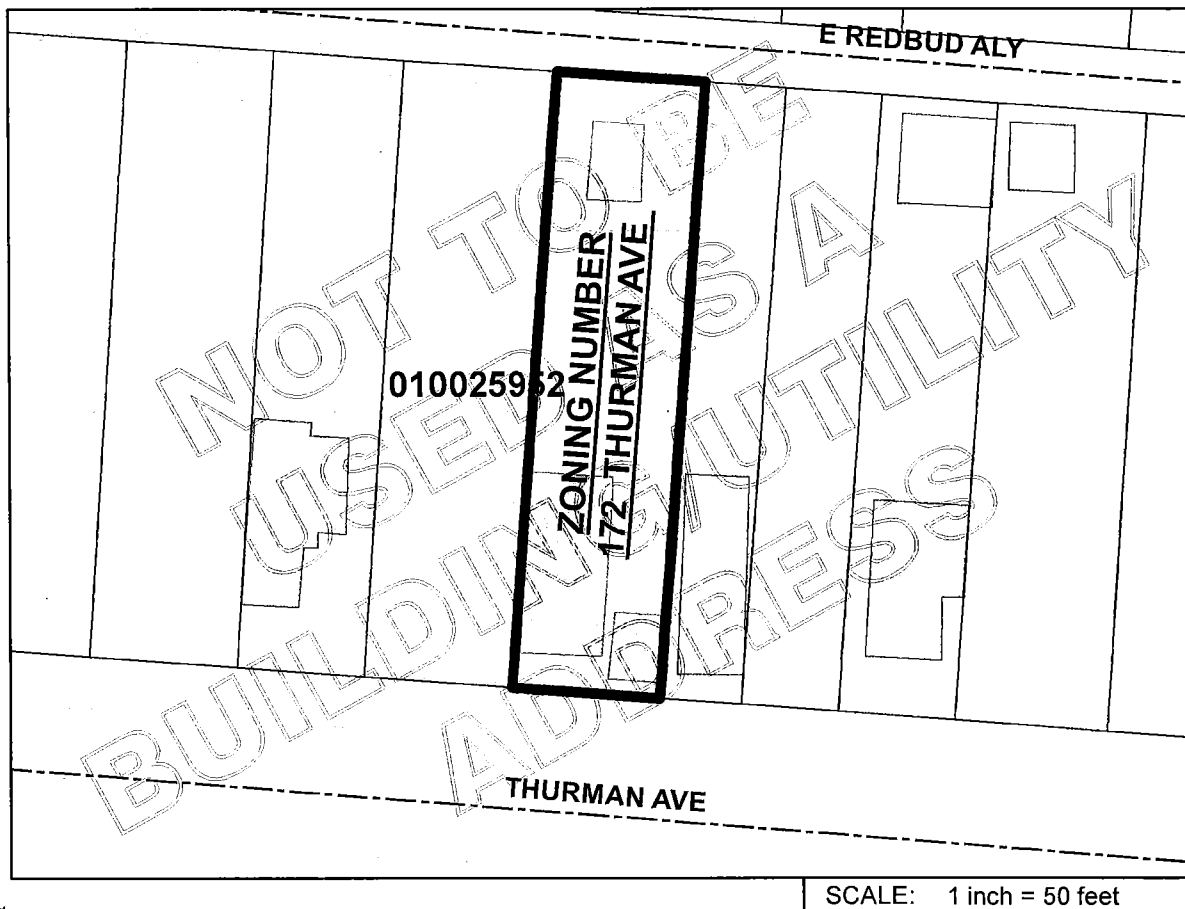
SUBDIVISION: DESHLER THURMAN & BENNETT

Requested By: ON ARCHITECTS LLC (MARK OURS)

Issued By:

*Patricia A. Austin*

Date: 10/11/2012

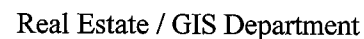


SCALE: 1 inch = 50 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 11765





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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Ours (mode architects)  
of (COMPLETE ADDRESS) 174 Thurman Ave. Columbus OH 43206  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Mark Ours

172 Thurman Ave. Columbus OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12<sup>th</sup> day of may, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

1/9/19



STACEY A. GREFF  
Notary Public, State of Ohio  
My Commission Expires  
January 9, 2019

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